



FOUNDATION

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25, Broad Oak Road, Canterbury, CT2 7PL

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

To Let



25, Broad Oak Road, Canterbury CT2 7PL

- Splendid 1930s Semi Detached Residence
- Convenient Location Close To Canterbury
- Two Well Proportioned Bedrooms Upstairs
- Bay Fronted Sitting Room With Fireplace
- Fully Fitted Kitchen With Integrated Cooker
- Generous Rear Garden Mainly Laid Lawn
- Private Parking For Two Cars
- Available To Let Unfurnished



SITUATION:

The vibrant cathedral city of Canterbury offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

A popular tourist destination, historical Canterbury is consistently one of the most-visited cities in the United Kingdom, with the city's economy heavily reliant upon tourism. The city is home to many ancient structures including a city wall founded in Roman times and rebuilt in the 14th century, the ruins of St Augustine's Abbey and a Norman castle, and the oldest extant school in the world, the King's School.

The city is served by a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour, making this an ideal destination for commuters. There are also excellent road links to London and the coast via the nearby A2/M2 which can be accessed from Wincheap, whilst the Channel Tunnel (15 miles) offers a regular service to the continent.



DESCRIPTION:

A splendid 1930s semi-detached residence situated on Broad Oak Road, conveniently located within easy reach of Canterbury city centre. The area is well placed for access to the city's excellent range of shops, restaurants, schools and leisure facilities, while also offering convenient road links to the surrounding Kent countryside.

The property is available to let unfurnished and offers well-proportioned accommodation, a generous rear garden and the valuable benefit of off-road parking for two cars.



The bay-fronted sitting room is a welcoming space, featuring an attractive fireplace and laminate wood flooring, with plenty of natural light from the large front window.

To the rear of the property is a fully fitted kitchen, providing a good range of wall and floor units together with space for a number of appliances. The cooker and hob are fully integrated, while metro-style wall tiling and views over the rear garden add to the appeal of this practical space.

To the first floor are two well-proportioned bedrooms and a well-appointed family bathroom, comprising a bath with shower over, WC and wash basin.

OUTSIDE:

The generous rear garden is predominantly laid to lawn, providing an excellent outdoor space for relaxing and entertaining. At the far end of the garden is access to two private parking spaces, a particularly useful feature for a city property.

A well-located and generously proportioned two-bedroom home, offering comfortable accommodation, a good-sized garden and private parking, all within easy reach of Canterbury city centre.



TOTAL FLOOR AREA: x sq. ft (x sq. m)
XXX: x sq. ft (x sq. m)
XXX: x sq. ft (x sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
Unfurnished

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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